

# Planning Secretary's Environmental Assessment Requirements

Blue Mountains Wildlife Park



<b>Application Number</b>	SSD-79275458
<b>Project Name</b>	Blue Mountains Wildlife Park
<b>Development</b>	<p>Construction and operation of a wildlife park and associated hotel comprised of:</p> <ul style="list-style-type: none"> <li>• native and exotic wildlife exhibits</li> <li>• 5-star three-storey hotel with restaurant and bar</li> <li>• ancillary buildings/infrastructure, including main entrance building, animal hospital/rehabilitation clinic, indigenous arts and education centre, animal boarding facility and auditorium</li> <li>• outdoor flora and wildlife walking trail</li> <li>• high ropes adventure course, toboggan track, zip-line and chairlift</li> <li>• food and beverage facilities</li> <li>• landscaping and animal protection fencing</li> <li>• upgrade of the Great Western Highway site access driveway</li> <li>• internal roads and basement car parking.</li> </ul>
<b>Location</b>	10 Great Western Highway, Wentworth Falls Lot 4 DP1158407
<b>Applicant</b>	Aesthete No.14 Pty Limited
<b>Date of Issue</b>	11 February 2025
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none"> <li>• comply with these assessment requirements</li> <li>• meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation)</li> <li>• have regard to the Department's <i>State Significant Development Guidelines (2021)</i>.</li> </ul> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> <li>• a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development</li> <li>• consideration of issues discussed in the public authority responses to request for key issues (see <b>Attachment 2</b>)</li> <li>• a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data</li> <li>– an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment.</li> </ul> </li> </ul> <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>• an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report</li> <li>• an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided</li> <li>• high quality files of maps and figures of the subject site and proposal</li> <li>• certification that the information provided is accurate at the date of preparation</li> <li>• a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.</li> </ul>

**Key issues**

The EIS must address the following specific matters:

- **Statutory and Strategic Context** – including:
  - a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site
  - demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to:
    - State Environmental Planning Policy (Biodiversity and Conservation) 2021
    - State Environmental Planning Policy (Industry and Employment) 2021
    - State Environmental Planning Policy (Planning Systems) 2021
    - State Environmental Planning Policy (Resilience and Hazards) 2021
    - State Environmental Planning Policy (Transport and Infrastructure) 2021
    - Blue Mountains Local Environmental Plan 2015
    - Blue Mountains Local Strategic Planning Statement (2020)
    - Blue Mountains Community Strategic Plan 2035
    - Greater Blue Mountains World Heritage Area Strategic Plan
    - Greater Sydney Region Plan: A Metropolis of Three Cities
    - Our Greater Sydney 2056: Western City District Plan
    - Future Transport Strategy 2056.
- **Suitability of the Site** – including:
  - demonstration the site is suitable for the proposal having regard to the nature of the development, existing site constraints, permissibility and strategic context
  - a detailed justification for the proposal and that the site can accommodate the proposed development having regard to the potential environmental and amenity impacts
  - demonstration of how the proposal will balance competing site constraints to achieve an ecologically sustainable and safe development outcome
  - a detailed consideration of Blue Mountains Local Environmental Plan 2015 'Protected Areas' provisions
- **Community and Stakeholder Engagement** – a community and stakeholder engagement strategy consistent with the Department's *Undertaking Engagement Guidelines for State Significant Projects* for all stages of the development, including (but not limited to):
  - details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development
  - details of the proposed approach to future community and stakeholder engagement based on the results of consultation.
- **Traffic and Transport** – a quantitative transport impact assessment prepared in accordance with the Transport for NSW Guide to Transport Impact Assessment (GTIA) and Austroads guidelines, that includes:
  - consideration of all deliverables and actions for construction and operation of the development in Appendix E – Scoping checklist of the GTIA
  - an estimate of trip generation, mode split, arrival/departure profiles and trip distribution
  - an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios), including:
    - consideration of the safety and efficiency of all intersections proposed to facilitate U-turn movements
    - peak times for existing and development-related traffic during peak commuter periods and holidays
  - a road safety audit for any intersection affected by the development, including all intersections proposed to facilitate U-turn movements
  - plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
  - details and plans of any proposed internal road network, access points, loading dock provision and servicing, on-site parking provisions (for all activities/uses), and

- sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards and Austroads/TfNSW technical guidelines
- swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary)
  - details and plans of road upgrades, traffic control measures, intersection treatments, new roads or road widening, access points or other project related infrastructure (e.g. excavation adjacent to road corridor, retaining walls or alterations to embankments) required for the development (including approval-in-principle from the relevant road authority, where relevant)
  - a Draft Construction Traffic Management Plan detailing the likely trip generation, construction vehicle routes, access and parking arrangements and measures to mitigate any construction traffic and parking impacts
  - a draft Operational Management Plan detailing trip generation, vehicle routes, access and parking arrangements and strategies to mitigate and manage development traffic impacts.
- **Bush Fire** – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, specifically in relation to requirements for a special fire protection purpose development, and includes:
    - details of proposed operational access for emergency services personnel
    - details of emergency and evacuation arrangements for occupants/visitors and exhibited animals
    - details of the extent of native vegetation clearing and building design required for bush fire mitigation
    - a Bush Fire Emergency Management and Evacuation Plan prepared in accordance with relevant RFS guidance that includes:
      - an outline of how the development will be managed / mitigated to address potential bush fire impacts
      - consideration of safe refuge for occupants/visitors and exhibited animals in the event evacuation is not possible
      - details of how non-occupation on extreme and catastrophic fire danger ratings will be managed, if proposed
    - evidence and details of consultation outcomes with the RFS.
  - **Biodiversity** – an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted, including an assessment of impacts on the following:
    - Environmentally Sensitive Land (ESL), as defined in the Blue Mountains Local Environmental Plan 2015, including demonstration the development has been designed to avoid impacts on ESL
    - any fauna corridors, including the existing fauna corridor tunnel under the Great Western Highway
    - koalas and koala habitat, including preparation of a Koala Assessment Report
    - Blue Mountains Swamp Endangered Ecological Community.
  - **Water Management** – an integrated water management strategy, including:
    - a description of groundwater and surface water conditions and all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent)
    - an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourses (including Bedford Creek and the regulated Hawkesbury-Nepean Catchment), riparian areas, aquatic environments, wetlands and swamp systems, groundwater, and groundwater-dependent communities nearby in accordance with all relevant NSW government guidelines
    - details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
    - where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority

- a surface water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses and riparian areas, and characterisation of water quality at the point of discharge against the relevant water quality criteria using a MUSIC water quality model
- a detailed site water balance including a description of the water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements
- details of any surface or groundwater mitigation, management and monitoring activities and methodologies.
- **Geotechnical and Soils** – an assessment of potential impacts on soil resources on and near the site, including:
  - a geotechnical investigation that demonstrates that the soil characteristics and structural elements of the land are suitable for the proposed development, including any works associated with the proposed site access arrangements
  - impacts on soil erosion, salinity and acid sulfate soils
  - details of earthworks, including cut and fill volumes
  - description of the proposed erosion and sediment controls during construction.
- **Built Form and Urban Design** – a design report, including architectural drawings, that:
  - identifies design options considered during the iterative design process and demonstrates the proposed development has been optimised to provide an integrated landscape design and minimises amenity impacts by having regard to the relevant evaluation criteria in *Better Placed* (Government Architect NSW, 2017)
  - demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the NSW Government's *Connecting with Country Framework*
  - explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach and demonstrates how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services
  - demonstrates how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality
  - assesses how the development complies with relevant accessibility requirements.
- **Visual, including** - a visual impact assessment, including:
  - photomontages and perspectives of the development layout and design (buildings and storage areas)
  - details of staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting
  - an assessment of the potential visual impacts of the development on the amenity of the surrounding area, including:
    - nearby public and private receivers
    - significant vantage points in the broader public domain
  - consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
  - demonstration that the development will be screened from view from the Great Western Highway and other public places by existing vegetation or by planting indigenous vegetation.
- **Landscaping** - a detailed site-wide landscape plan that:
  - includes an Arboricultural Impact Assessment
  - provides evidence that opportunities to retain significant trees have been explored and/or inform the plan
  - includes suitable landscaping which incorporates endemic species.
- **Biosecurity, Disease Management and Animal Welfare** – including:
  - details of how the proposed development would comply with relevant animal welfare, biosecurity and disease management legislation, codes and guidelines, having regard to an unplanned or unintended interactions between exhibited animals and wild native animals
  - a description of all disease control measures
  - details of any animal boarding activities and an assessment of any associated animal welfare risks, including details of any management or mitigation measures
  - details of any animal research activities

- details of contingency measures that would be implemented for any required disposal of animals in the event of a disease outbreak, bush fire or flood event.
- **Aboriginal Cultural Heritage** – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must:
  - identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site
  - provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)
  - include results of a surface survey and any test excavations and an unexpected finds protocol.
- **Non-Aboriginal Cultural Heritage** – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures
- **National and World Heritage** – an assessment of impacts on the natural, cultural, social and recreational values of the nearby Blue Mountains National Park and its World and National Heritage values addressing all matters in *Developments adjacent to National Parks and Wildlife Service lands: guidelines for consent and planning authorities (DPIE-NPWS 2020)*.
- **Flooding** – a flood impact risk assessment prepared in accordance with the *Flood risk management guideline LU01 - Flood impact and risk assessment (2023)* which includes:
  - identification of any flood risk on-site (mainstream and overland) having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual (2023)
  - an assessment of the impacts of the development, including any changes to flood risk on-site or off-site, and details of design solutions and operational procedures to mitigate flood risk where required
  - identification of flood behaviour, flood constraints and risks on the site and adjoining areas including the potential impacts of climate change for the full range of events up to and including the probable maximum flood (PMF) event.
  - details of proposed management measures to minimise the impacts of flooding on the development and flood risk to the community
  - an emergency management and response strategy for local catchment (and/or overland) and mainstream flooding.
- **Contamination** – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including:
  - characterisation of the nature and extent of any contamination on the site and surrounding area
  - a Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present and a DSI is required.
- **Noise and Vibration** – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:
  - the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
  - details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios
  - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
  - a cumulative impact assessment inclusive of impacts from other developments
  - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of these mitigation measures and details of any proposed compliance monitoring programs.
- **Infrastructure Requirements** – an infrastructure delivery, management and staging plan that includes:

- an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site
- a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s
- details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water
- a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development
- identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.
- **Hazards and Risk** – including:
  - a preliminary risk screening completed in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* and Applying SEPP 33 (DoP, 2011), that includes a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development
  - a Preliminary Hazard Analysis (PHA) prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous”.
- **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including details of proposed mitigation, management and monitoring measures.
- **Waste** – including:
  - details of the quantities and classification of all waste streams to be generated on site during the development
  - details of waste storage, handling and disposal during the development
  - details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the *NSW Waste and Sustainable Materials Strategy 2041*.
- **Social** – including a social impact assessment in accordance with the Department’s *Social Impact Assessment Guideline*
- **Economic** – including:
  - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.
- **Ecologically Sustainable Development** – including:
  - identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development
  - demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards
  - demonstration of how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources
  - if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies:
    - demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1)
    - provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation.
- **Planning Agreement/Development Contributions** – including consideration of any applicable State and local development contributions, such as the Housing and Productivity Contribution and/or draft contributions plan(s), and/or details of any Planning Agreement.

<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Blue Mountains City Council</li> <li>• NSW Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> <li>○ Conservation Programs, Heritage and Regulation</li> <li>○ Water Group</li> <li>○ Environment Protection Authority</li> <li>○ Heritage NSW</li> <li>○ National Parks and Wildlife Service</li> </ul> </li> <li>• Department of Planning, Housing and Infrastructure <ul style="list-style-type: none"> <li>○ Crown Lands</li> </ul> </li> <li>• Department of Primary Industries and Regional Development, specifically: <ul style="list-style-type: none"> <li>○ Biosecurity and Food Safety Branch</li> <li>○ Department of Primary Industries – Fisheries</li> <li>○ Local Land Services</li> </ul> </li> <li>• Transport for NSW</li> <li>• NSW Rural Fire Service</li> <li>• Fire &amp; Rescue NSW</li> <li>• Sydney Water</li> <li>• Endeavour Energy</li> <li>• WaterNSW</li> <li>• surrounding local landowners, businesses and stakeholders</li> <li>• local and regional community and environmental groups</li> <li>• Local Aboriginal Land Council</li> <li>• any other public transport, utilities or community service providers.</li> </ul>
<b>SEARs Expiry</b>	SEARs will expire two years after the date of issue (or the date they were last modified).
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, <b>Attachment 1</b> contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

## **ATTACHMENT 1**

### **Technical and Policy Guidelines**

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
<b>State Significant Development Guidelines</b>	
	State Significant Assessment Guidelines (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
	Planning Circular PS24-002: Changes to how development costs are calculated for planning purposes
	Standard Form of Estimated Development Cost (State significant projects) – March 2024
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2022
Air Quality	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Greenhouse Gas	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
	National Greenhouse Accounts Factors (DoEE, 2019)
<b>Biodiversity</b>	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
	Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020)
<b>Bush Fire</b>	
	Planning for Bush Fire Protection (RFS, 2019)
<b>Climate Change</b>	
	EPA Climate Change Policy (EPA, 2023)
	Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020)
	NSW EPA Guide for Large Emitters – Draft for Consultation (EPA, 2024)



<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
<b>Design Quality</b>	<p>Greener Places (Government Architect NSW, 2020)</p> <p>Better Placed (Government Architect NSW, 2017)</p> <p>NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)</p>
<b>Fire Safety</b>	<p>Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)</p> <p>Fire Safety Guidelines – Access for fire brigade vehicles and firefighters</p> <p>Fire Safety Guidelines – Emergency services information package and tactical fire plans</p>
<b>Fish Habitat</b>	<p>Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013)</p>
<b>Flooding</b>	<p>Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022)</p> <p>Department of Planning and Environment Flood Risk Management Toolkit – <a href="https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines">https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines</a></p>
<b>Hazards and Risk</b>	<p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)</p> <p>Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)</p>
<b>Heritage</b>	<p><i>Heritage Act 1977</i></p>
Non-Aboriginal Heritage	<p>NSW Heritage Manual (HO and DUAP, 1996)</p> <p>The Burra Charter (ICOMOS Australia, 2013)</p> <p>Statements of Heritage Impact (HO and DUAP, 2002)</p>
Aboriginal Heritage	<p>Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)</p>
<b>Human Health Risk</b>	<p>Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)</p>
<b>Noise and Vibration</b>	<p>Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022)</p> <p>Acoustics – Description and measurement of environmental noise (AS1055:2018)</p> <p>Noise Policy for Industry (EPA, 2017)</p> <p>NSW Road Noise Policy (DECCW, 2011)</p> <p>Noise Criteria Guideline (RMS, 2015)</p> <p>Noise Mitigation Guideline (RMS, 2015)</p> <p>Interim Construction Noise Guideline (DECC, 2009)</p>

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Guide for Local Government (EPA, 2013)
<b>Social</b>	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)
<b>Soils and Water</b>	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
Erosion and Sediment	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2 <sup>nd</sup> Edition (DIPNR, 2003)
	Groundwater assessment toolbox for major projects in NSW - Overview document Technical guideline (DPE, 2022)
	Guidelines for Groundwater Documentation for SSD/SSI Projects Technical guideline (DPE, 2022)
	Minimum Groundwater Modelling Requirements for SSD/SSI Projects, Technical guideline (DPE, 2022)
Groundwater	Cumulative Groundwater Impact Assessment Approaches Information paper (DPE, 2022)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
Stormwater	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
Wastewater	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
	State Environmental Planning Policy (Resilience and Hazards) 2021
Contamination	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
<b>Traffic, Transport and Access</b>	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Transport Impact Assessment (TfNSW, 2024)
	Road Design Guide (RMS, 2015-2017)

## Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
<b>Upper Canal and Warragamba Pipeline Corridors</b>	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
<b>Waste</b>	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	NSW Energy from Waste Infrastructure Plan (2021)
	The National Waste Policy: Less Waste More Resources 2018
	Waste Classification Guidelines (EPA, 2014)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
<b>Waterways</b>	
	Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017)
	Guidelines for controlled activity approvals - <a href="https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines">https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines</a>

**ATTACHMENT 2**  
**Government Authority Advice**